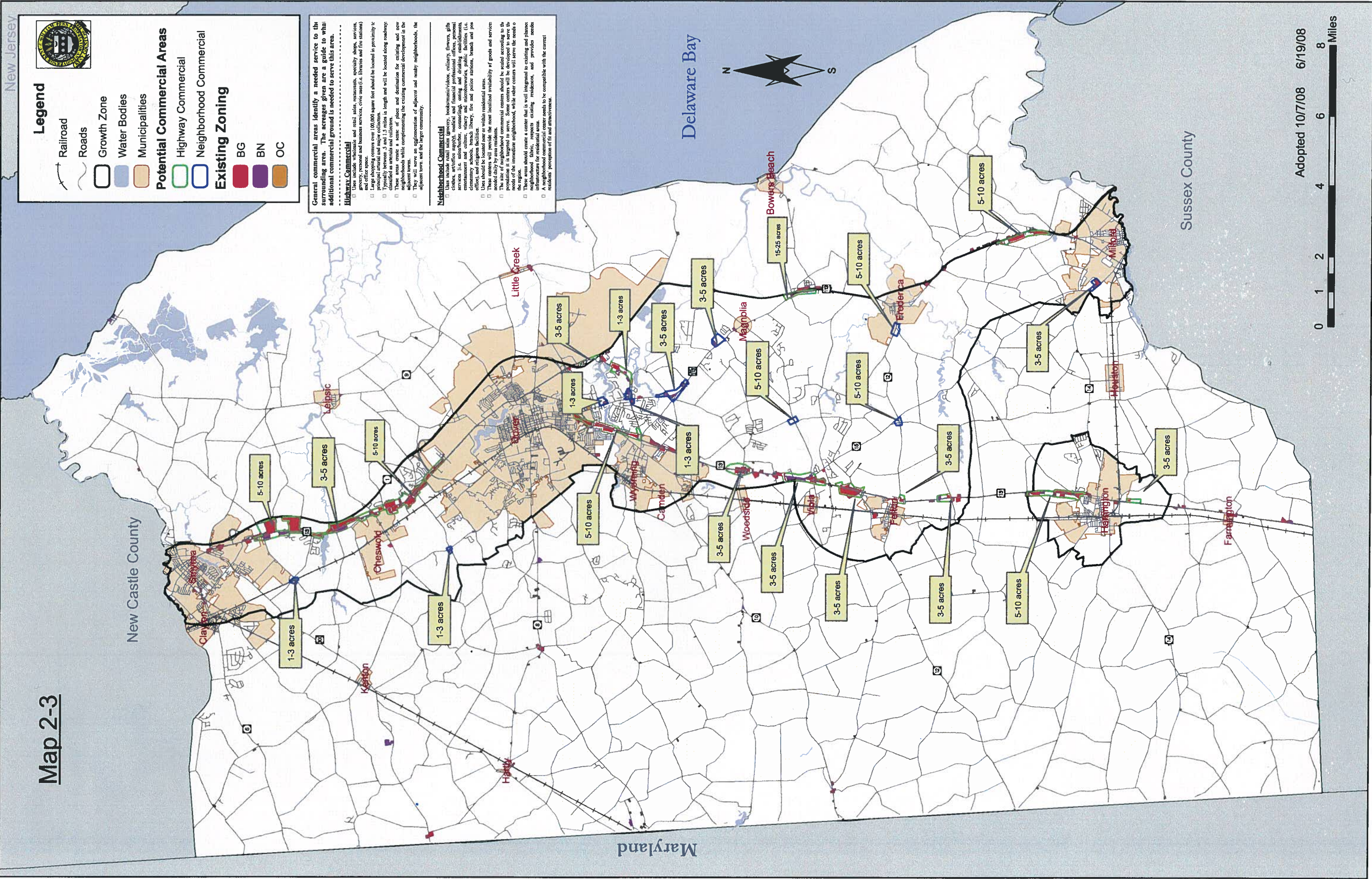


Commercial Areas

Map 2-3



Legend

- Railroad
- Roads
- Growth Zone
- Water Bodies
- Municipalities

Potential Commercial Areas

- Highway Commercial
- Neighborhood Commercial

Existing Zoning

- BG
- BN
- OC

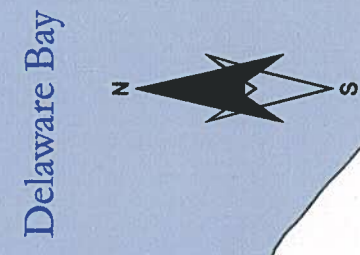
General commercial areas identify a needed service to the surrounding area. The acreages given are a guide to what additional commercial ground is needed to serve this area.

Highway Commercial

- Use include wholesale and retail sales, restaurants, specialty shops, services, and business services, drive and (i.e. libraries and fire stations) and office space.
- Large shopping centers over 100,000 square feet should be located in proximity to principal arterial and major collectors.
- Highway commercial areas are generally 2 to 5 miles in length and will be located along roadway.
- These areas create a sense of place and destination for existing and new neighborhoods while complementing the existing commercial development in the adjacent towns, as an augmentation of adjacent and nearby neighborhoods, the adjacent town and the larger community.

Neighborhood Commercial

- Use include retail sales (grocery, bookstores/video, culinary, flowers, gifts, clothing, etc.), services, and other neighborhood-oriented services (i.e. auto/body, contracting, eating and drinking establishments, entertainment and culture, vintage and microbreweries, public facilities (i.e. community schools, branch library, fire and police stations, banks and post offices).
- Uses should be located near or within residential areas.
- These centers will provide the most localized availability of goods and services needed daily by area residents.
- The size of neighborhood commercial centers should be related according to the needs of the immediate neighborhood, while other centers will serve the needs of the region.
- These areas should create a center that is well integrated to existing and planned infrastructure for residential areas, including residents, and provides needed infrastructure for residential areas.
- A neighborhood commercial center needs to be compatible with the current residents' perception of fit and attractiveness.



Adopted 10/7/08 6/19/08

0 1 2 4 6 8 Miles